



MEMORANDUM COVER

Subject: Case No. ZO-0003-2011. Economic Opportunity Zoning District

Action Requested: Shall the Board approve the Economic Opportunity Zoning District?

Summary: Staff has been working on the Economic Opportunity ordinance since the Board adopted the Zoning Ordinance update process methodology in May 2010. A draft ordinance was presented to the Policy Committee in April 2011, and comments from that meeting were incorporated into a draft ordinance reviewed by the Board of Supervisors in June 2011. Staff presented the Board's changes to the Planning Commission at its meeting on August 3, 2011. The Planning Commission voted 4-2 to recommend approval of the ordinance. The Planning Commission approval added language that is not supported by staff. The added language would recommend open space design techniques for the primary workplace areas (the main industrial areas of the EO development). After consulting with the Office of Economic Development, staff does not support the new language as additional regulations may impact the marketability of the property and impact the economic development potential of these areas. Staff continues to believe that open space design is important for residential development, and open space design techniques are included for the urban/residential core of the EO area. An alternative ordinance that incorporates the Planning Commission's recommended language (under section 24-536.6 has been attached for Board consideration) referencing open space for non-urban/residential core areas.

Staff recommends approval of the Economic Opportunity ordinance.

Fiscal Impact: N/A

FMS Approval, if Applicable: Yes ☐ No ☐

Assistant County Administrator

Doug Powell _____

County Administrator

Robert C. Middaugh _____

Attachments:

1. Memorandum
2. Ordinance
3. Construction Phasing Guidelines
4. Unapproved Minutes from the August 3, 2011, Planning Commission Meeting
5. Public Comment Received August 4, 2011

Agenda Item No.: I-2

Date: September 13, 2011